

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL MINUTES
Tuesday, June 28, 2011
Approved July 12, 2011
Oak Grove Middle School Library
7:30 pm**

1. **Call to Order:** Michael Casinelli called the meeting to order at 7:33 p.m., in the dark as the electricity is out.
2. **Roll Call: Present:** Janet Mulder, Jonathan Shultz, Michael Casinelli, Steve Wragg, Jean Strouf, Preston Brown, William Herde, Dan Neirinckx, Yvonne Purdy Luxton, Earl Katzer, and Judy Bohlen

Absent:,

Excused: Dan Kjonegaard, Randy White, Dale Fuller,

Vacant Seat: #7 Frank Hewitt resigned (Election for recommended replacement at meeting tonight)

3. **Motion to approve the Agenda for June 28, 2011 as posted 72 hours before the meeting and the minutes of June 14, 2011 Motion carried unanimously.**
4. **Open Forum - Opportunity for public to speak on any item not on the agenda,**
 - a. **Dana Motola, Dulzura resident,** informed us that Resource Management Plan put out by the BLM is now available, and we will have only 90 days to respond and urged us to remember that this will affect federal lands for 20 years. It will be available on the Federal Website and she suggested we all read it and react.
5. **COMMUNITY EVACUATION ROUTE STUDY FOR JAMUL/DULZURA – Michael Casinelli introduced Robert Citrano from DPLU and Steve Cook from Fehr and Peers, the consultant firm which created a study of possible evacuation routes. Earl Katzer stated that he understood that there was no money to create these routes for emergency evacuations and asked, “How much is the County paying these consultants to do the study?” Bob Citrano told him \$250,000. He reminded us that these routes are suggestions and it is up to the community to decide if they wish to have evacuation routes at all or if the concept is okay but more detailed analysis is needed or if the community feels that it is necessary to have some routes, then they will take it to the Board. Dan Neirinckx stated that he understood that the routes would not be financed in anyway by the County. Bob Citrano said he would not go that far, but there are no funds available today and none guaranteed up front. Dan Neirinckx said that his understanding is that the County is not taking ownership nor the cost of such a road nor will they indemnify the owners on the private land. Bob Citrano stated that the intent is that they would be public roads. He then showed the routes on a map that gave a general idea of where the routes were planned and asked if we saw a need for evacuation routes. Preston Brown asked if there was a possibility of us designing our own evacuation plan and taking responsibility for getting the routes established. Yvonne Purdy-Luxton**

pointed out that Jamul does not have their own emergency evacuation plan but that Dulzura and Barrett do have their emergency evacuation plans on file with the Office of Emergency Services.

AT THIS POINT THE ELECTRICITY CAME BACK ON AND WE WERE ABLE TO CONTINUE THE MEETING IN THE LIGHT.

Michael Casinelli asked if the light blue lines on the map designate the approximate routes, but are not exact roads or actual routes. **Bob Citrano** stated that the consultants looked up the existing roads and came up with suggested alignment, following hopefully “the path of least resistance”. He then showed the Millar Ranch Road suggested alignment which starts with the existing road and then goes to the dirt paths to complete it. **Michael Casinelli** pointed out that the chance of fire is so great that evacuation routes need to be taken into consideration. He asked about the schools and asked how much of a priority was given to that section. **Steve Cook** stated that in developing the routes, priorities were given the schools. **Steve Wragg** stated that he feels that evacuation routes are needed, but that these roads were going to cost so much and that the costs would fall on the community. He would like to see the required road width narrowed (latest is two 12 foot lanes and 2 foot of shoulder on each side - 28 feet of paving) so they could be used in emergency only but not open all of the time. **Yvonne Purdy-Luxton** pointed out that SR 94 does not meet the width standards in places and certainly neither does Lyons Valley Roads. **Janet Mulder** stated the JDCPG has stated since the beginning that we need to have emergency road requirements which would be far less restrictive than the current public road standards as these roads would be used only in emergencies; not for everyday traffic. **Judy Bohlen** sat on the Evacuation Route sub-committee and stated that the routes were based on population and the ability to open the gates. She pointed out that these routes are really “pie in the sky” and that they are only a study with lots of “ifs” including the liability issue and the plan won’t work unless we put in a district to pay for it. She feels that the likelihood of this coming to fruition is very unlikely. **Mike Pettit**, Jamul Drive resident, watched the Olive Vista Road improvement and is concerned that it will happen just as that road improvement occurred, which he feels was unnecessary. **Jill Terp, SD Wildlife Refuge Rescue**, asked about the grade that is considered standard. Alta Loma Drive would probably be too steep to work and is not a road at all today, but is a path for Otay Water District. **Dana Motola** looking at route #11 and 12 Mother Grundy and Lucky 6, stated that it is needed and was a problem during the last fire. Part of the land is owned by CFS and BLM and she has been led to believe that if such roads were maintained, there could be a compromise reached between the County and these Federal agencies. **Victor Esparza, Mother Grundy**, asked where does the route tie into Mother Grundy... and was told it was in Honey Springs to Deerhorn Valley Road in the Pringle Canyon Area. He stated that it would of necessity be a dirt road and if maintained would be a good idea. **Mary Fitzpatrick, Olive Vista Drive**, points out that anyone driving over her land is her liability and that she does not want to have a much narrower road. **Bob Citrano** asked what size road would be acceptable? Two 8-foot lanes (which is consistent with Title 14) would allow a fire truck to enter. **Rob Castetter, Millar Ranch Road**, stated that if it were an ungated public road it would be a problem and others would come and dump on their property and the homeowners would be responsible for cleaning it up. **Theresa McKenna** speaking in favor of all of the routes, but especially route 2 as it is in her area. She works with fire department and has seen the problems that occur when there is no way out. She feels that the County does not realize that people who live in this rural area, know how to get out using the roads even if they are gated. She suggests keeping the roads rural utilizing DG. **Sarah Clay, Pleasant View Lane**, route 10, thinks they are all necessary and suggests that the County needs to “step up” and pay for them, however she does not support the taking of private property in any way to establish the emergency evacuation routes. **Mark Culver, PegLeg Mine Road**, points out that his road is actually a goat trail and if it were made two 8 foot

lanes, and it would not work as the alignment is not accurate today and property owners are well over what would be the centerline. He does asphalt and suggests that we need to spend the money to upgrade utilities instead. **Christine Castetter, Echo Valley**, speaking about Route #1, stated that she fears making the roads public would not work. We need to keep Jamul rural to keep out the trash dumping and drinking which would only increase. **Al Deininger, Jamul Drive**, is concerned about opening up the road to Lyons Valley stating that it would not be a relief for emergency evacuation but would open up a “freeway”. They bought on a cul de sac and feel that such a road would change all of the dynamics. **Scott Parry, Jamul Drive at Lyons Valley Road**, feels that changing this to an emergency road would change the neighborhood as people would cut through rather than driving down Lyons Valley Road and **in case of emergency, Mr. Parry would open up the two gates and let everyone evacuate**. **Jonathan Parker**, Olive Vista and Lyons Valley, agrees that it would be an error to connect the two and he has noticed that due to the new road improvement on Olive Vista the speed has increased dramatically. He also feels that we need to remember the community character of Jamul which he feels would be destroyed. **Victor Esparza**, stated that they have had problems with the Border Patrol racing through his property and if Route 11 was opened it would become even more excessively used by the Border Patrol. **Jill Terp** asked if the landowners of these potential routes were notified. **Bob Citrano** stated that there was an article in *The Jamul Shopper* which did list the routes, and that the property owners will not be notified individually until and unless a further study is authorized. **Dean and Liz Alexander**, Trias Way residents, sent a letter which Michael read. They are opposed to changing the existing private road into a County road as it would be a problem with community character due to traffic and outside drivers of motorcycles. Fire evacuation is necessary but not a public road, consider instead a secondary road access. **Theresa McKenna** asked if our community could handle it on our own or would we need permits, etc. **Bob Citrano** pointed out that private road standards are different from public road standards. **Janet Mulder** asked about having a separate road standard for “emergency evacuation roads” as we have previously requestd. **Bob Citrano stated that he expects to have the final report by early fall which will be a draft report including our input before it is finalized.**

Steve Wragg moved that further analysis be conducted which would look into reduced road widths (i.e. 16 foot widths), standards (including gates or no gates), in conjunction with community emergency evacuation plans. In addition we need to have further financing options given to us and understanding of the maintenance and liability issues (PRDs perhaps). Standards should be set for emergency evacuation only and not through traffic. In addition, the environmental concerns and fee schedules need to be minimized to allow the process to go through without endangering the environment. Motion carried: 10, Yes; 1, No (Katzner – feels County should pay for it); 0, Abstained

Dan Neirinckx moved that we remove the following routes from any further study: Route 4, Jamul Dr and Route 1 Millar Ranch Road through Preserve. Motion carried unanimously.

Janet Mulder moved that we recommend that the County identify a new standard for evacuation routes that is less impactive than current public road standards, including width, surface composition, right of way, grade, turn radius, etc. based on specific community requirements on a case-by-case basis. Motion carried unanimously.

- 6. ELECTION TO FILL SEAT #7 – SEND RECOMMENDATION TO SUPERVISOR**
DIANNE JACOB – Michael Casinelli introduced Raymond Deitchman, Elizabeth Kelly, and

Timothy Stanton, candidates for seat #7 and asked them to all say a few words of qualifications.

Elizabeth Kelly – Mother Grundy Truck Trail - Moved here in 2000 from East Coast. Loves the beautiful area, and started her Vet Clinic in Rancho San Diego and would like to keep Jamul rural

Tim Stanton – Hidden Ridge Road – Lived in area for 18 years. Retired from Ramona Water District – Worked with sewer and water system – lots of engineering experience. Worked in land development and roads – District engineer for Otay Water – 9 years –

Raymond Deitchman – Maxfield Road – lived here 12 years – works for Sharp Reese Staley – worked with the JDCPG on different projects.

QUESTIONS FROM PLANNING GROUP MEMBERS WITH CANDIDATE ANSWERS:

Judy Bohlen asked how do you feel about the GP Update?

Liz – Doesn't know enough to comment

Tim – In Ramona he knows it has taken a long time for planning – not sure what it does that for this community – Ramona was not happy with it

Ray – Knows a little about the plan – his brother who lives in Campo was impacted by the increase in density requirements

Earl Katzer – What do you think about private property rights?

Ray – working on his lot split was eye-opening – he feels that he should be able to develop his property the way he wants within the law.

Tim – Supports private property rights within the confines that the community has established.

Liz – Agrees with the others – should not have to jump through huge numbers of hoops.

Bill Herde – What did you hear in tonight's discussion and what did you take away?

Liz – Confusing – improving Mother Grundy is a problem and does not seem reasonable to improve.

Tim – Feels that the list should be shortened and pointed out that Ramona did get a lesser standard for a fire road. Looking at the next step will be important to narrow the routes to one or two of value.

Ray – Significant amount of back country without through roads is a problem, but need to look at it on a case by case basis and make decisions.

Michael Casinelli – Will you have time to devote to this group? Sub-committee work as well as individual projects?

Liz – Would not have applied if she could not make the time

Tim – Retired so more time, and very interested.

Ray – He is willing to commit the time and splitting the workload is helpful with 15 members.

Jean Strouf – Interests and hobbies?

Ray – Spends time in the desert

Tim – Photography and home improvements

Liz – Horses – which take over your life somewhat.

Dan Neirinckx what is your definition of Jamul's community character that is unique from elsewhere?

Liz – People are quite different – helpful and welcoming

Tim – Independent community – people enjoy animals

Ray – Rural atmosphere – key point – moved out of the city for less density, less traffic, more space.

Preston Brown – What positions do you see being difficult for you between private property vis a vis environmental concerns?

Ray – GP is trying to balance the outer areas with larger lot sizes but if they try to make them large enough to help the environmental concerns it is a problem for the property owner who bought intending to sub-divide. The JDCPG one-acre minimum is the smallest it should be.

Tim - Agrees with Ray that we want to balance the environment with the property rights. No sewer helps to maintain less density and therefore more rural land.

Liz – Hard to answer – Streamline technology throughout an area makes it more valuable.

Janet Mulder – **What do you see for the future of Jamul – What does it mean to you to “keep Jamul rural”?**

Ray – Leave it as it is....there will be development, but limit it as best as possible within reason.

Tim – Agrees with Ray

Liz – Minimize the impacts of any future development.

Yvonne Purdy-Luxton – **Please tell us the Community groups of which you are a member.**

Ray – none

Tim – none

Liz – none

Yvonne Purdy-Luxton – **The JDCPG area encompasses all the way to Barrett. How familiar are you with the whole area – not just “downtown Jamul”?**

Liz – Rides horses throughout the back-country and is therefore pretty familiar with the area.

Tim – Very little except driving it – business brought him to the area

Ray – Years ago he transversed it regularly, but not recently.

Michael Casinelli asked the candidates to excuse themselves and opened up the floor to the **Planning Group members**. **Earl Katzer** suggested that we should vote first and if we did not come up with any candidate receiving the required eight votes, then discuss our thoughts.

Ray Deitchman was elected as our nominee for **Seat #7** and his name will be recommended to **District 2 Supervisor Dianne Jacob** to bring to the **Board of Supervisor’s meeting** for appointment to take **Seat #7** on the **JDCPG**.

EARL KATZER LEFT THE MEETING AT THIS POINT.

7. **P10-032 – ATT Wireless - Dulzura 18290 SR 94 Mitigated Neg.Dec. - Jean Strouf** – reported that this was the Cell Site near Arnoldo and we received the plans at our last meeting. They have taken it off the table waiting for the possible merger with ATT and T-Mobile, and the new planner contacted Jim Kennedy and their new plans do reflect our recommendation of sound deadening materials. No action is necessary. None taken.

JUDY BOHLEN AND JONATHAN SCHULZE LEFT THE MEETING AT THIS POINT.

8. **GENERAL PLAN UPDATE** – **Dan Neirinckx** reported that even though **BOS** directed **DPLU** to come back to the **BOS** with changes that could be classified as minor for the **Board** to consider before the total **GP** comes for final vote. **This was not done by DPLU Staff** and therefore our concern regarding minimum lot size in **SR1** and **Conservation Subdivisions** which **conflicts with our JDCPlan’s one-acre minimum was not considered**. This in spite of the fact our **JDCPG** wrote letters to **Devon Muto**, **Eric Gibson** and **Supervisor Dianne Jacob** regarding this conflict with our **Jamul Community Plan**, calling it to their attention and asking them to change the minimum lot size in **SR1** and **Conservation Subdivisions** in our **JDCP Area** which we had been assured would be classified as a “minor” adjustment.

9. JAMUL INDIAN VILLAGE CASINO UPDATE

10. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS

- a. TPM 21069 - Planning Commission Appeal was filed by owner (Sajady – Babel) Dan Neirinckx – will look at it and research and present to the Board.**

Adjournment: Michael Casinelli adjourned the meeting **10:09 PM**, reminding us that the next regular meeting is **July 12, 2011 at 7:30 p.m. at OAK GROVE MIDDLE SCHOOL LIBRARY.**

Respectfully submitted,
Janet Mulder, Secretary
Meeting minutes and agendas can be accessed at
<http://www.sdcounty.ca.gov/dplu/CommunityGroups.html>.